

LIHTC Project QAP Submittals – HERS/REM Rate Reports and Illustrating Compliance with the 2009 IECC

Please make sure that the HERS/REM Rate reports that you are submitting to project teams contain all of the information that the Georgia Department of Community Affairs (GA DCA) is looking for.

Southface has had a recent conversation with representatives from the GA DCA and concluded that they would like to have the following report from REM Rate submitted to them to illustrate compliance with the HERS index requirement contained within the QAP:

- Home Energy Rating Certificate (1); the report must show that the project has at a minimum an index of 85, which all of the projects you are working on will

AND one of the two following reports from REM Rate (unless the project team is using RES Check) submitted to illustrate compliance with the 2009 IECC contained within the QAP:

- IECC 2009 UA Compliance (1) OR
- IECC 2009 Performance (1)

What if the Project does NOT meet UA compliance but is meeting the Performance Path requirements? This may depend on the SHGC value of the windows a project is planning on installing. Section 402.5 of the 2009 IECC has a maximum allowable SHGC value of .30, so if your project is installing windows with an SHGC value higher than this then the project will not meet the UA compliance pathway nor will it meet the Prescriptive pathway for complying with the 2009 IECC. If this is the case then illustrating compliance with the Performance Path, Section 405 of the 2009 IECC, using the previously mentioned report from REM Rate will suffice.

The bottom line is that there are three distinct separate ways for a project to illustrate compliance with the 2009 IECC that the existing EarthCraft process supports:

1. General (Prescriptive) – installing components that comply with the values, including the GA Amendments, listed in table 402.1.1 of the 2009 IECC. That all components meet the values listed in table 402.1.1 with GA Amendments is verified through inspections.
2. Total UA Alternative – Section 402.1.4 (the “IECC 2009 UA Compliance” report from REM Rate) that allows for some tradeoffs from the values listed in table 402.1.1. That all components meet the values detailed within the report is verified through inspections.
3. Simulated Performance Alternative – Section 405 (the “IECC 2009 Performance” report from REM Rate) that allows for even more tradeoffs than the Total UA Alternative (i.e. you can install lower SHGC windows). That all components meet the values detailed within the report is verified through inspections.

These ways are only different in that they allow different paths to illustrate compliance with the insulation and window value requirements of the 2009 IECC ; with whichever way you choose, every project has to meet the mandatory (duct insulation, HVAC load calculation, air-sealing, blower door testing, etc...) requirements of the 2009 IECC.

The project team can also choose RES Check for illustrating compliance with the 2009 IECC, but REM Rate cannot generate this report for you.